

50 Swains Lane

Design and Access Statement

Prepared on behalf of Elizabeth Wilson 5th September 2014



citizens **design** bureau

Site analysis

50 Swains Lane is one of a terrace of 70s era townhouses in the Dartmouth Park conservation area. Swains Lane itself has a variety of housing typologies from several eras. There are arts and crafts style houses on Swains Lane and Brookfield Park, an art deco three storey block of flats, some early Victorian buildings, unusual shop fronts and 70s era flats. The area is therefore mixed. Each typology however has some quality and particularly where there are rows of a similar housing type, a sympathetic approach to any alterations is required - in accordance with the Dartmouth Park conservation area strategy.

Although 50 Swains Lane is not listed as being of particular significance in this context, there is a strong rhythm to the terraced facade and these proposals seek to retain that.

Design principles

The proposals involve minor internal rearrangements to convert the existing garage into an accessible bedroom and shower room on the ground floor. Changes have already been made to open out the kitchen and hallway areas to create more spacious circulation.

On the front facade, the conversion of the garage is expressed in the removal of the roller shutter and replacement with a glazed timber infill. Numerous other houses of the same style in the area have approached this by infilling the garage door with brickwork. We have taken the view that by infilling the large opening at ground floor, this detracts from the size hierarchy of the glazed openings on each floor and breaks the rhythm of ground floor garages along the terrace. Although we are proposing to remove the garage door, we would replace it with a similarly recessed element in order to preserve the sense of a large opening at ground floor level..



Design evolution

The design has evolved as a timber slatted form to mimic the horizontal corrugations of the adjacent garage doors. Glazed openings are included to give light to the bedroom, which will double as a study. The slats continue over the glazing for added privacy and security but can be removed if greater light is required during the day.

In the entrance area, the boiler and flue have been relocated to be less obtrusive such that the flue is only visible from a distance. The front door is to be replaced with a hardwood door with glazed panels to bring natural light deep into the hallway.



Indicative montage showing new timber slatted infill...



... and with the slatted panel removed for daytime view

Accessibility

These works provide an accessible bedroom and shower room on the ground floor of the property, as well as a lighter, more spacious circulation area. Off street car parking will remain with no change to waste storage/collection arrangements.